

**ILLINOIS STATE  
UNIVERSITY**

**BOARD OF  
TRUSTEES**

**Resolution No. 2026.05/18  
Authorization to Complete  
Comprehensive Campus  
Master Plan**

**Resolution**

Whereas, Illinois State University (ISU) last completed a comprehensive campus master plan in 2011 entitled *Master Plan 2010-2030: Looking to the Future*, the long-range plan for the physical development of Illinois State University-its future size, form, function, character, image and environment.

Whereas, *Master Plan 2010-2030: Looking to the Future* called for a 10-year review and update in order to reflect the current campus, the State of Illinois, and overall higher education environments. In September 2018, the Master Plan Update Steering Team developed the update, *Master Plan Update 2010-2030*, that considered the realities of operating as a public university in the State of Illinois in lean financial times.

Whereas, ISU has seen significant changes since 2011 in education delivery methods, student learning modalities, teaching equipment, utilization needs, student support services, transportation, and functionality of the campus-built environment.

Whereas, ISU looks to provide sound decision making with regards to future capital development, programmatic expansion, campus revitalization, and strategic growth opportunity.

Therefore, be it resolved that the Board of Trustees in regular meeting assembled, approves expenditures not to exceed \$1.5 million for a project to complete a comprehensive campus master plan and directs the University administration to select an expert architect and planning firm to complete this work.

Board Action on:	_____	Postpone:	_____
Motion by:	_____	Amend:	_____
Second by:	_____	Disapprove:	_____
Vote:	Yeas: _____ Nays: _____	Approve:	_____

ATTEST: Board Action, \_\_\_\_\_ May 8, 2026

\_\_\_\_\_  
Secretary / Chairperson

**Board of Trustees  
Illinois State University  
Authorization to Complete Comprehensive Campus Master Plan**

**Project Scope**

Illinois State University hosts 177 buildings which include 6.8 million gross square feet over more than 1,180 acres. Seven academic colleges, along with administrative services, student support services, auxiliary services and athletics, make ISU home for nearly 22,000 students. The complexity of a growing university that values shared governance, research, innovation, and collaboration requires a strategic initiative that involves understanding and planning. A comprehensive campus master plan will integrate the campus strategic plan *Excellence by Design: 2024 - 2030* by creating a framework and roadmap for decision making regarding the shape and future of the University. This will be accomplished by extensively studying the region and the University through the following services:

1. Establish the strategic context and vision for the campus over the next 1-5 years, 5-10 years, and 10-20 years
2. Comprehensive space audit and space utilization analysis
3. Space organization by precinct and work adjacencies
4. Facilities condition assessment (FCA) at a planning level identifying viability of space
5. Evaluation of current and projected space needs aligned with academic priorities and enrollment trends
6. Identification of space inefficiencies, underutilized assets and opportunities for reorganization
7. Identification of space deficiencies according to standards and utilization
8. Analysis of functional adjacencies and space optimization
9. Integrate sustainability initiatives and guidelines
10. Identify campus design guidelines and standards
11. Review vehicle and pedestrian traffic to identify threats, opportunities, and suggest movement patterns to drive mobility decision making
12. Development and testing of optimum space utilization and reallocation scenarios
13. Identification of opportunities for development building and/or improvement of space with associated high level budget planning
14. Review and identify infrastructure age and deficiencies
15. Provide solutions to identified issues and constraints
16. Collaborate with the campus steering committee and necessary parties to review options and provide necessary renditions to find the best fit solution
17. Develop implementation strategies, costs, and phasing
18. Produce a final adopted Master Plan document which includes a precinct plan, open space & landscape plan, mobility & parking plan, utility & infrastructure plan, and a development & building opportunity site plan

**Workflow**

The selected consultant will propose a methodology for university approval that includes:

1. Identification of key stakeholders, roles, and anticipated time commitments
2. A structured and inclusive engagement approach involving the University leadership, campus partners, and community stakeholders
3. Conduct on-campus interviews, walk the campus environment, deploy surveys, and interact among all campus entities including students, faculty, staff, administration and guests
4. Provide graphic and data-informed deliverables documenting findings and recommendations
5. Interim and final presentations at approximately 25%, 50%, 75% and 100%
6. An implementation framework outlining potential phasing strategies and planning-level cost considerations
7. Complete A/E 3D Building Information Modeling (BIM) during the entire planning process

Source of Funds: Facilities Service Account Reserves